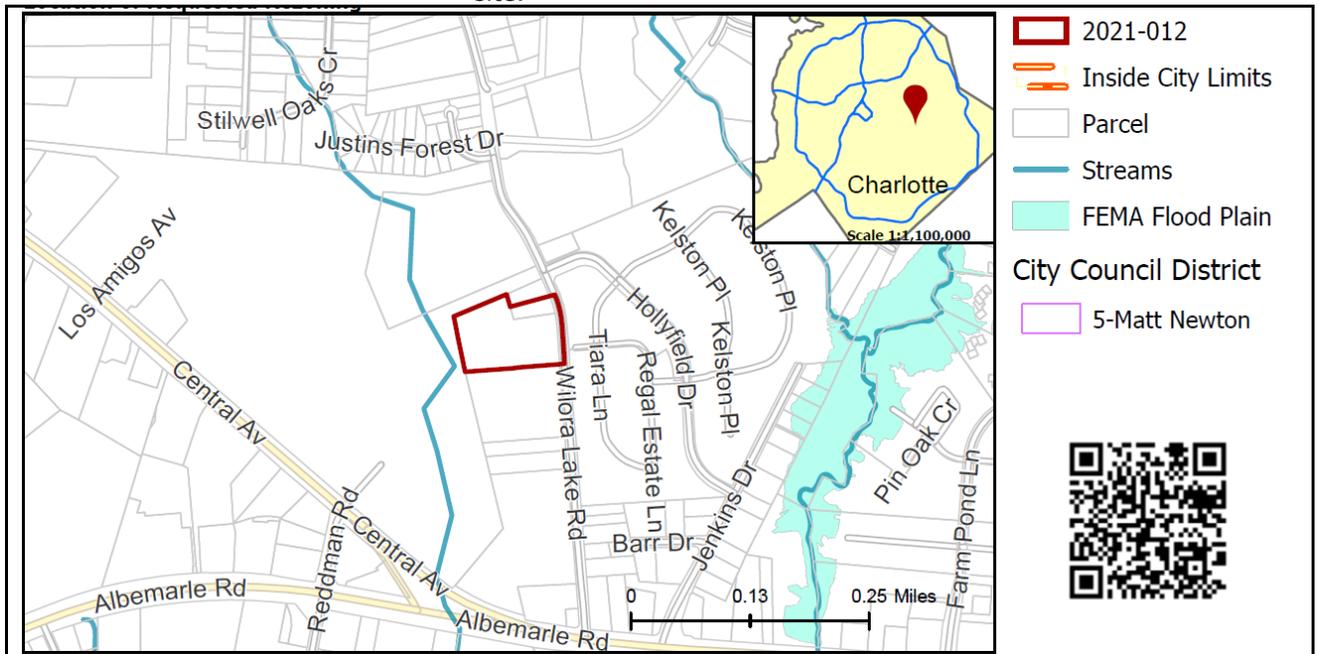


REQUEST

Current Zoning: R-4 (residential)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 4.57 acres located along Wilora Lake Road, south of Hollyfield Drive and immediately east of the former Eastland Mall site.



SUMMARY OF PETITION

The petition proposes to rezone to an optional mixed use development district to accommodate the development of up to 89 single family attached dwellings units along with all other incidental and/or accessory uses permitted within the MUDD zoning district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

W. Banks McClintock, III; Mevludin and Tima Smajlovic
Hopper Communities
John Carmichael, Robinson Bradshaw
Meeting is required and has been held. Report available online.
Number of people attending the Virtual Community Meeting: 4

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation, environment, and site and building design.

Plan Consistency

The petition is **consistent** with the *Eastland Area Plan's* (2003) recommendation for single family/multi-family/office/retail uses for the area.

Rationale for Recommendation

- The increased residential density at this location is contextually appropriate considering the location's proximity to the proposed Eastland Mall redevelopment, the school, and the existing multi-family development across Wilora Lake Road to the east.

- While adjacent to the proposed Eastland Mall redevelopment, the proposal still falls within the area plan's recommendation for a mix of uses in a compact, pedestrian-oriented town center.
- The area plan states "the Town Center will not be successful without careful attention to design elements" such as vehicular and pedestrian connections. This proposal commits to improving the pedestrian experience along Wilora Lake Road.
- A primary objective of the area plan is to embrace and build a range and balance of shopping choices, housing types, and places of entertainment and recreation in the Eastland Mall area. The petition complements this objective through its commitment to single family attached dwellings and its adjacency to the proposed Eastland Mall redevelopment.

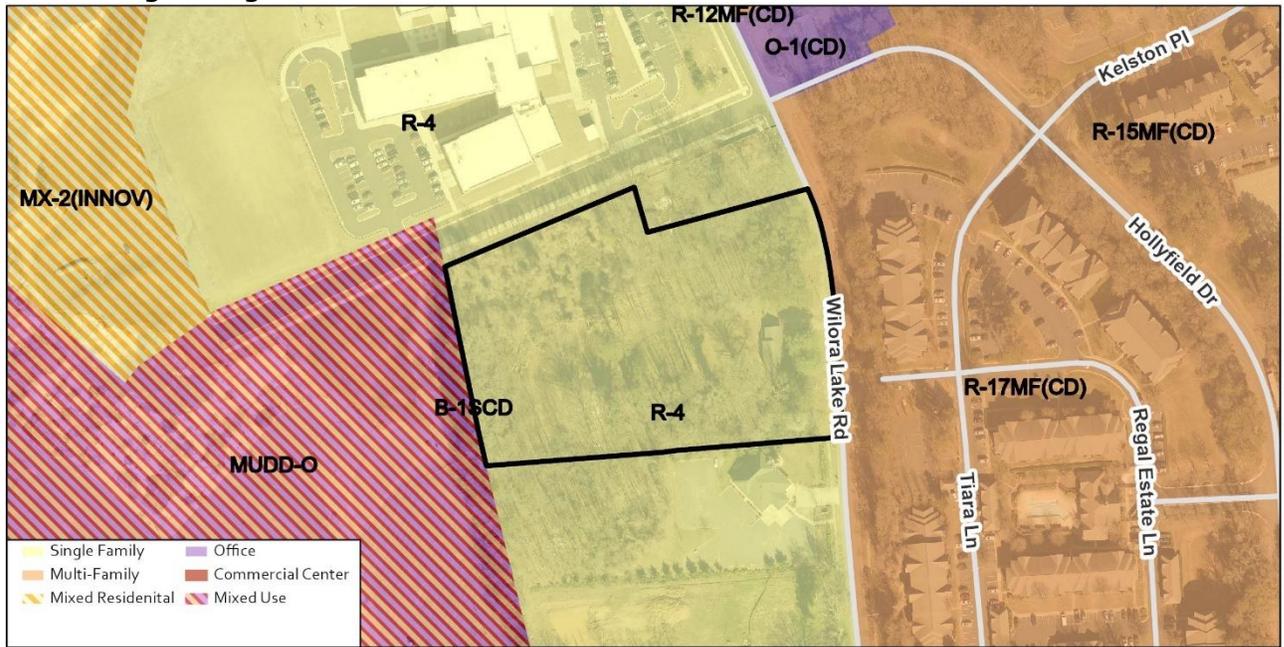
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes up to 89 single family attached units at an overall density of 19.47 DUA.
- Max. building height of 55 feet.
- Requests the following optional provisions:
 - An alternative to section 9.8506(2)(H) that would permit the allowance of a covered front stoop that may be covered by an architectural feature chosen by the petitioner.
 - The sidewalk along Hollyfield Drive may remain in place.
- Proposes internal connectivity by means of private alleyways/streets.
- Commits to architectural standards including:
 - Construction of units with preferred primary building materials.
 - Excludes vinyl except for windows, doors, garage doors, soffits, etc.
 - The front elevation of each unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
 - All corner or end units facing a public street shall have windows or other architectural details that limit the blank wall expanse to 15 feet on each level.
 - Garages provided for each unit and shall be alley/rear loaded.
 - Walkways provided from residential entrances to sidewalks.
 - The singular end unit that presents a side to Wilora Lake Road shall have a porch or stoop that wraps a portion of the front or rear of the unit and may be located on the second floor.
- Transportation improvements including an 8-foot planting strip and 8-foot sidewalk along the site's frontage with Wilora Lake Road.
- Provides a min. 20-foot wide landscape buffer provided against the existing single family residence located at the corner of Wilora Lake and Hollyfield.
- Proposes a minimum of 1,750 SF of green/amenity space containing a minimum of grass, shrubs, trees, sidewalk and seating.

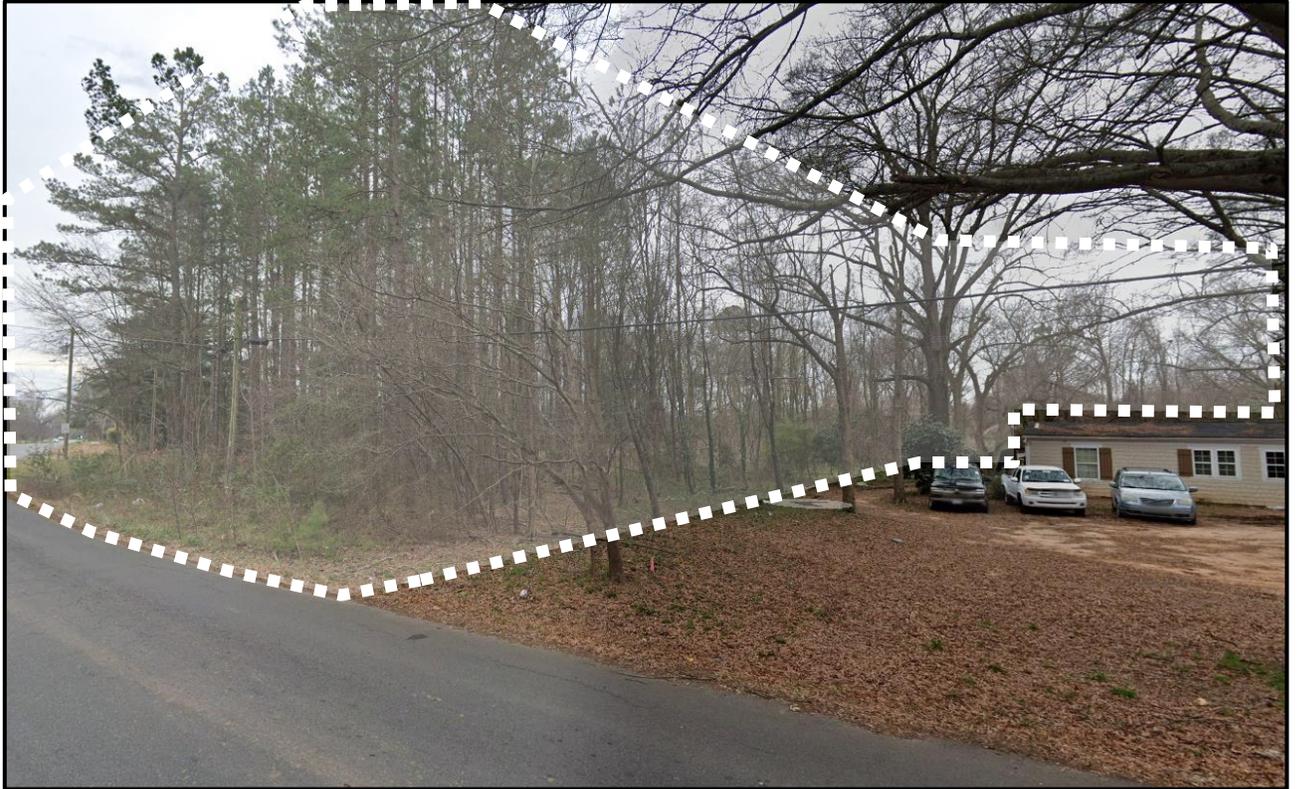
• Existing Zoning and Land Use



There have been no historic rezonings for this site. The site is located immediately south of the Charlotte East Language Academy and east of the proposed Eastland Mall redevelopment site. A religious center is located directly south of the subject property.



General location of subject property denoted by red star.



Looking SW from Wilora Lake Road toward the subject property. The site's approximate location is illustrated by the white dotted polygon. The house to the right (at the corner of Wilora Lake and Hollyfield Drive) is not included in the rezoning.

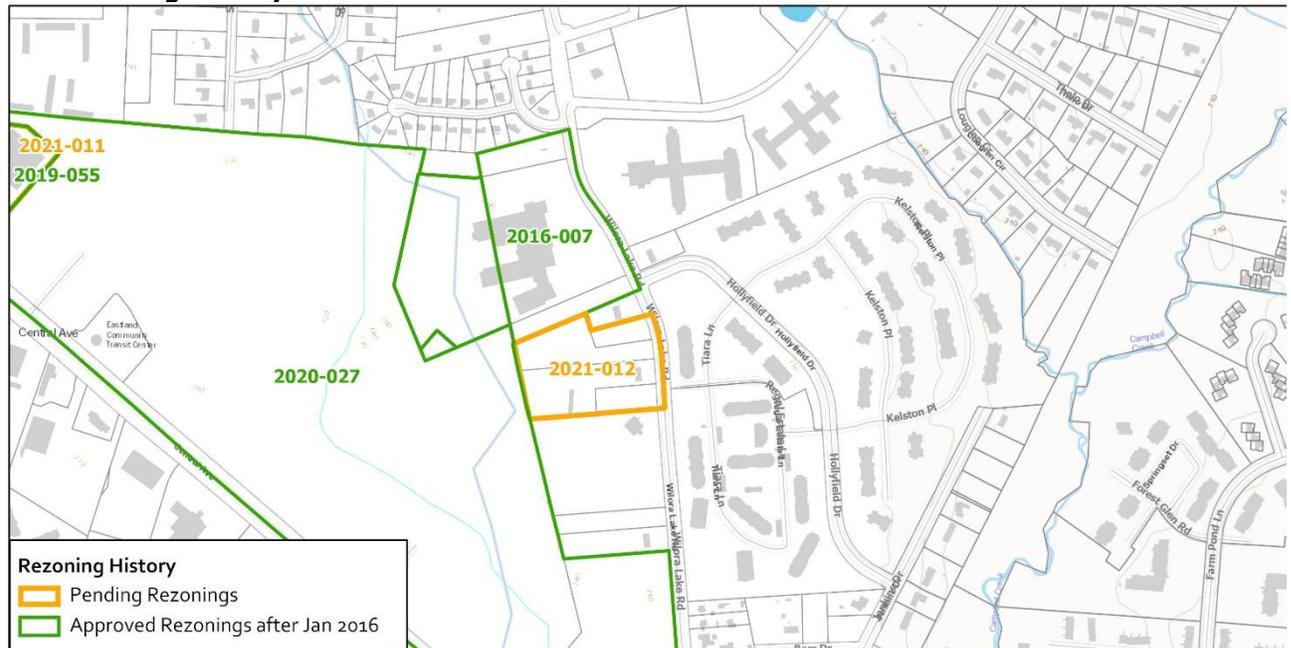


Religious center immediately south of the subject property along Wilora Lake Road.



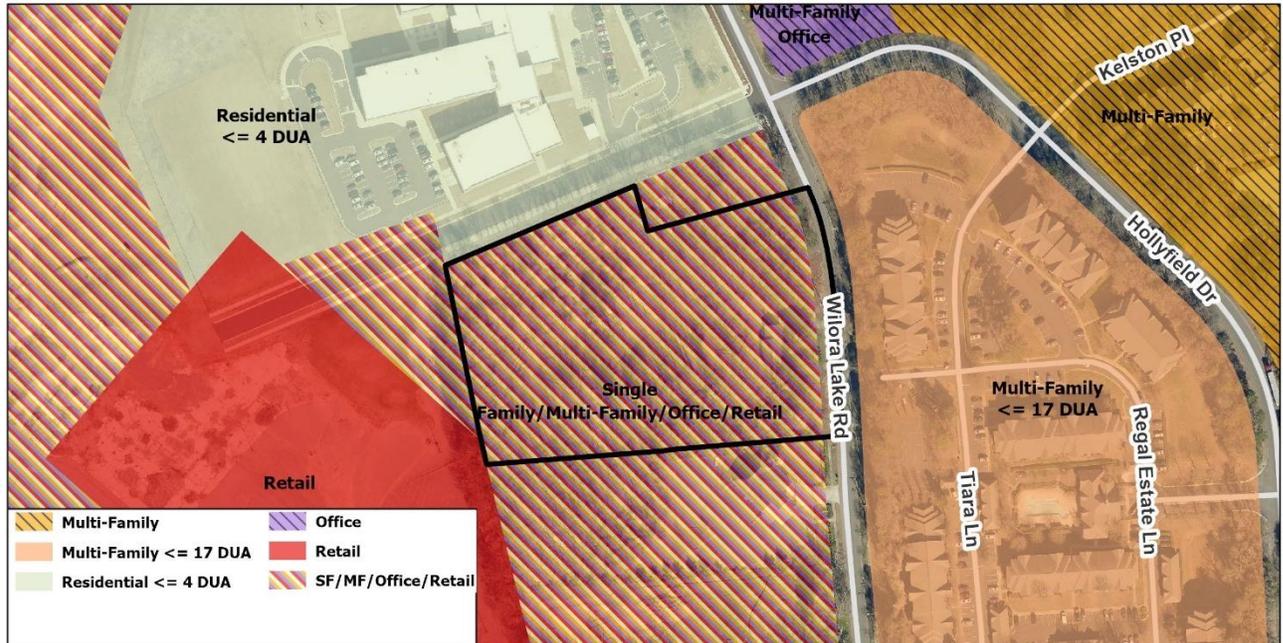
Charlotte East Language Academy is directly north of the site and located at the corner of Hollyfield Drive and Wilora Lake Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-011	Site plan amendment to existing Movement School site to allow additional commercial square footage.	Pending
2020-027	Rezoning of former Eastland Mall site.	Approved
2019-055	Rezoning to permit charter school.	Approved
2016-007	City-sponsored rezoning to permit all uses allowed within the R-4 zoning district.	Approved

• **Public Plans and Policies**



- The *Eastland Area Plan* (2003) recommends single family/multi-family/office/retail uses for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on two City-maintained, minor collector roads, Wilora Lake Road and Hollyfield Drive. The site abuts the northern limits of the Eastland Mall TIS study area. The site plan commits to constructing an 8-foot planting strip and an 8-foot sidewalk along the site’s Wilora Lake Road frontage leaving a sidewalk gap of less than 100’ north of the site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to constructing curb and gutter along the site’s Wilora Lake Road frontage at 17.5-feet from the centerline per Chapter 20 (Subdivision ordinance) and extending the proposed construction of an 8-foot planting strip and 8-foot sidewalk northward and beyond the site’s frontage to the Hollyfield Drive intersection. The sidewalk extension will provide pedestrian connectivity and accessibility in accordance with Council-Approved Charlotte Walks Plan and help CDOT close a gap of less than 100’ in the pedestrian infrastructure of the area. Further details are listed below.

• **Active Projects:**

- Wilora Lake Minor Gap Sidewalk Project
 - Queued for construction
 - General Services PM: Becky Chambers

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-2.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on one dwelling).

Entitlement: 215 trips per day (based on four dwellings).

Proposed Zoning: 635 trips per day (based on 89 townhome units).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 10 students, while the development allowed under the proposed zoning may produce 15 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is five students.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- Charlotte East Language from remains at 92%
- Independence High remains at 119%
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Wilora Lake Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an 8-inch gravity sewer main located along Wilora Lake Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** See Outstanding Issues, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. The proposed zoning district has a setback measured from back of existing or proposed future curbline. The curb and gutter needs to be at 17.5 feet from the Wilora Lake centerline. Label and dimension the back of curb and gutter from the road centerline.
2. Revise plan and conditional notes to commit to extend the proposed 8-foot planting strip and 8-foot sidewalk to the Hollyfield Drive intersection and tie into the newly constructed ADA curb ramps to assist CDOT in closing a gap in pedestrian infrastructure. Label and dimension both items from the back of curb and gutter.

Environment

3. If sidewalk connection is provided to Hollyfield Drive as CDOT is requesting, healthy trees located on public street ROW are protected assets of the City. Include tree protection plan and/or consider meandering sidewalk to minimize impacts to critical root zones.

Site and Building Design

4. Improve the entirety of the green pedestrian alley created between buildings C, D, and E.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: William Linville (704) 336-4090